STATE OF SOUTH CAROLINA

BOOK 1181 PAGE 473

COUNTY OF GREENVILLE

FEB 23. 2 59 PH 7 MORTGAGE OF REAL ESTATE

OLLIE FARNSWORTH WHOM THESE PRESENTS MAY CONCERN:

RONNIE S. BAKER and SUSAN J. BAKER

(hereinafter referred to as Mortgager) is well and truly indebted un to

ALEX DAVIS

(hereinafter referred to as Mortgages) as evidenced by the Mortgager's promissory note of even date herewith, the terms of which are incorporated herein by reference; in the sum of Three Thousand Four Hundred Twenty and 96/100----in forty-eight (48) equal monthly installments of Seventy One and 27/100 (\$71.27) Dollars each, beginning March 1, 1971, and on the first day of each month thereafter until fully paid, with the final payment, if not sooner paid, being due and payable on February 1, .1975. The right to prepay any part or all of the balance at any time is reserved.

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WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances. myde to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, pargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, located at the intersection of Curtis Road and Lewis Street, being shown on a plat entitled "Property of Mrs. Farley H. Jones", prepared by Terry T. Dill, dated October 1961, recorded in the R. M. C. Office for Greenville County, South Carolina in Plat Book ZZ, -

Being the same conveyed to the mortgagors by deed recorded in said R. M. C. Office in Deeds Book 907, Page 337.

STATE OF SOUTH CAROLINA)

ASSIGNMENT

GREENVILLE) COUNTY OF

FOR VALUE RECEIVED, I do hereby assign, transfer, and deliver to The Citizens and Southern National Bank of South Carolina, its successors and assigns, with recourse, the within mortgage and the promissory note secured thereby.

WITNESS:

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenents that it is lowfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.